

2024

CITY OF GOLDEN

Historic Preservation Program

Recommendations Report

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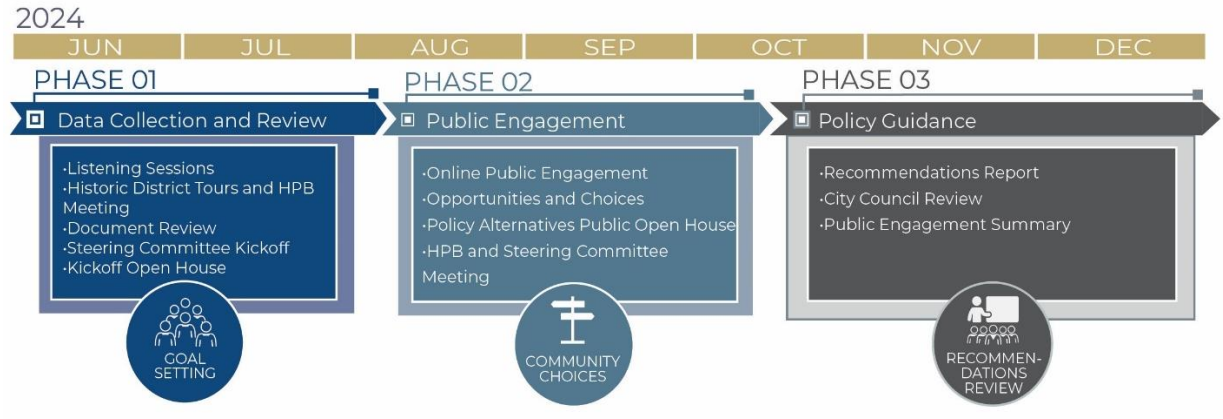
REPORT OVERVIEW

This report summarizes the review and analysis of Golden's existing historic preservation program and public engagement and provides various recommendations to modify, enhance or strengthen regulations, incentives, funding options, and promotional materials.

The study was commissioned by the Historic Preservation Board (HPB) in 2023 to study the policies guiding the City's preservation program. Recent cases before the HPB have indicated that exploration of the program is necessary to ensure the regulations and enforcement mechanisms in place are supportive of historic preservation efforts desired by the community. Components of the City's program that were identified as working well were not studied in-depth such as the designation criteria and district formation process and criteria which are already in conformance with the Secretary of the Interior and State of Colorado guidance.

Process and Timeline

The six-month process included a series of community outreach opportunities to understand what was working with the existing program and what was not to ultimately inform the recommendations herein.



Report Format

This report is divided into three sections:

Assessment of Current Conditions: Begins by assessing the City's current preservation program components, including an overview of key historic resources, and a review of the regulations currently in practice to implement the City's historic preservation policies.

Recommendations for Modification, Enhancement, or Strengthening the Historic Preservation Program: Following the assessment, the focus shifts to practical recommendations for ideas to enhance the program—covering updates or modifications to policies and regulations, ideas for new incentive programs, and ways to better engage and educate the public. The report also highlights the importance of integrating historic preservation into the broader context of the City's planning.

Funding and Incentives: The last section of the report explores potential funding sources that would provide incentives and a long-term vision for historic preservation in Golden.

Community Engagement and Input Process

The City of Golden prioritized continuous engagement opportunities to ensure that the Historic Preservation Policy and Engagement Study reflected the values, needs, and priorities of the community. Public engagement allowed the City to gather a wide range of perspectives on the issues and opportunities related to historic preservation, ensuring that the program was not only shaped by experts within the Steering Committee and HPB, but also aligned with the lived experiences and aspirations of Golden's residents. Through community involvement using the Guiding Golden website, focused community interviews, open houses, historic district tours, questionnaires, and more, the City aims to foster a sense of ownership, transparency, and inclusivity in implementing tools and incentives that will work specifically for Golden's community. Engagement efforts centered on visibly and meaningfully connecting with local residents including owners and members of the City's historic preservation community.

Values of the Community

The word cloud below represents the values of the community as represented by attendees of the first Community Open House.



Throughout the process of this study, the community emphasized how historic preservation helps protect the City's history and tells its unique story through the built environment. The community also values the educational value of historic resources, wanting to see Golden's notable people, events and stories celebrated in a more visible way.

As central Golden continues to experience infill and redevelopment due to increased property values, spurred by the growth of the Denver metropolitan area and Golden's desirability, balancing existing historic character with new development has become increasingly challenging. This Historic Preservation Policy and Engagement Study was conducted in response to community concerns about whether new structures and additions were appropriately preserving the character of historic neighborhoods in Golden. There are concerns about issues like scale, architectural design, and the use

of exterior materials. Many community members also felt that the existing voluntary compliance and enforcement approach lacks the strength needed to protect the City's historic resources.

The community hopes that the future of the historic preservation program will safeguard the distinctive styles while also allowing for flexibility to accommodate changing life circumstances and budget constraints. There is also a strong emphasis on sustainability, with a focus on reusing materials and incorporating conservation practices into preservation efforts. Maintaining the City's status as a Certified Local Government (CLG) is important to achieve preservation goals. This balance between honoring the past and allowing for future progress is crucial to Golden's identity.

Summary of Key Recommendations

The analysis and recommendations, found in the Key Recommendations Section of this report, reflect the desires of community members represented during engagement for consistent and stronger protection of historic resources through a balance of regulations and incentives, more public involvement, and a clear path forward for preserving Golden's rich history. The recommendations have been organized with the highest priority recommendations being those estimated to have the greatest impact on the historic preservation program. General policy recommendations to maintain the City's historic resources include:

1. **Update the current historic resources survey and establish a regular system of historic resource surveys.**
2. **Utilize the SHPO to conduct regular training and technical assistance for City staff, HPB members, and the public.**
3. **Amend the existing historic preservation ordinance to strengthen the authority of Certificates of Appropriateness (COAs).**
4. **Revise the existing design guidelines to closely align with the Secretary of the Interior's Standards for the Treatment of Historic Properties.**
5. **Consider developing new design standards for infill development to highlight the most important features of historic resources in each of the districts.**
6. **Integrate comprehensive information about local historic resources into the City website.**
7. **Offer programs that inform and educate the public about historic buildings and preservation.**
8. **Use educational resources to foster community connection and an enhanced sense of place.**
9. **Consider Neighborhood Conservation Overlay Districts as a zoning tool to preserve areas of the City that contribute to community character, but do not meet the criteria for historic designation.**

General inventive recommendations to facilitate the protection of Golden's historic resources include:

1. **Explore Colorado's State Historical Fund for competitive and noncompetitive grant options to support archaeology, construction, planning, and education projects related to historic preservation.**
2. **Maintain good standing as a Certified Local Government to be eligible for funding and grants.**

3. **Encourage property owners in Golden to utilize the Colorado and Federal Preservation Tax Credit Programs to reduce the financial burden of preserving historic buildings, making rehabilitation more affordable for both commercial and residential properties.**

The engagement received during the study indicated that changes to the program's policies and procedures is necessary. Although there was a variety of opinions on how much regulation is needed to preserve existing resources, there was general consensus between both in-person engagement and the online questionnaire that the current regulatory structure lacks clarity and consistency and with any new regulation or enforcement there needs to be a balance of incentives and support to implement the regulations. Additional outreach may be required to determine specific changes to regulatory actions.

Overall, changes to the program could take a scaled approach by providing more clarity on expectations in the City's ordinances, enforcement mechanisms, and procedures prior to putting into action additional enforcement measures or HPB authority. An option to strengthen the program's enforceability includes amending the City's preservation ordinance to remove provisions regarding voluntary compliance with the HPB and staff decisions so that alterations to designated historic resources can be applied consistently in the community. If modernizing the program's ordinance and regulatory documents do not change or enhance the outcomes to the desired results, another option could include giving the HPB specific enforcement authority with regards to COAs. It is imperative that any changes to the historic preservation ordinance maintain the City's good standing as a Certified Local Government to retain access to funding and technical assistance and uphold the City's active partnership between the State Historic Preservation Office (SHPO) and the National Park Service (NPS).

Other recommendations are aimed at conducting regular historic resource surveys, maintaining updated historic resource information, and amending design guidelines to address the changing built environment. Additionally, it is recommended that staff and the HPB pursue education and training opportunities from the Colorado State SHPO through their designation as a Certified Local Government. Exploration of neighborhood conservation overlay districts is encouraged as a long-range goal, especially given that the City's form-based zoning code is already administered as an overlay over the existing historic districts.

Specific details about the key recommendations begin on page 16 of this report.



Assessment of Current Conditions

ASSESSMENT OF CURRENT CONDITIONS

Historic Context

The land that is now Golden, Colorado is part of the traditional lands of the Ute, Arapaho, and Cheyenne Tribes.[1] Motivated by the Pikes Peak Gold Rush, settlers arrived in the mid-nineteenth century and founded the City of Golden, named after settler Thomas Golden, an early resident and gulch miner. Golden served as the Territorial Capital of Colorado from 1862-1867 until the Capital was moved to Denver.

The town continued to grow as a supply center for mining districts in the surrounding mountains. Its proximity to Clear Creek facilitated the growth of milling, smelting, agriculture, and manufacturing industries. The Colorado Central Railroad, later Colorado & Southern, was introduced in Golden in 1870, quickly connecting the burgeoning town to others across the state. Shortly after the arrival of the railroad in Golden, the Coors Brewing Company and the Colorado School of Mines opened in the 1870s, further contributing to Golden's growth.[2] Today, these remain some of the largest draws for visitors. The variety of historic industries in Golden contributed to its architectural development and styles, which resulted from the blend of territorial vernacular forms with national styles popularized through the railroad. Golden's historic roots are significant as they provide the foundation for the community today. A substantial number of historic resources within the community serve as tangible aspects of this heritage.

The City approved its first historic landmark in 1973, the Astor House. The City's historic preservation program began more formally with the listing of the 12th Street Historic District in the National Register of Historic Places in 1983. Since, Golden has passed a historic preservation ordinance and created the Historic Preservation Board to effectively manage its historic resources. Golden became a Certified Local Government in 1991, demonstrating its commitment to the preservation of the City's historic resources. The preservation program was further augmented by the adoption of design guidelines for COAs reviews and procedures to the Golden Municipal Code.

[1] Sean O'Meara, *Indigenous Connections: Native American Ethnographic Study of Golden, Colorado and the Clear Creek Valley*, Anthropological Research, LLC (Tucson, Arizona, 2022).
[2] City of Golden, *Historic District Residential Design Guidelines*, The City of Golden (Golden, Colorado, 2008).

Pre-1800s: Traditional Lands

Area inhabited by the Ute, Arapaho, and Cheyenne Tribes.

Mid-1800s: European Settlement and Founding of Golden

Motivated by the Pikes Peak Gold Rush, European American settlers establish Golden, named after Thomas Golden, in the mid-19th century.

1870s: Economic Growth and Industry

Introduction of the Colorado Central Railroad connects Golden to other towns; establishment of Coors Brewing Company and Colorado School of Mines boosts local industry.

1880s-1900s: Architectural Development

Growth of milling, smelting, agriculture, and manufacturing industries influences Golden's architecture, blending territorial vernacular with national styles.

1983: First Historic Designation

The 12th Street Historic District is listed in the National Register of Historic Places.

1991: Certified Local Government

Golden becomes a Certified Local Government, enhancing its preservation program and demonstrating a commitment to managing historic resources.

Present: Ongoing Preservation Efforts

Historic Preservation Board, design guidelines, and ordinance continue to support and protect Golden's historic heritage.

Historic Districts

12th Street District



Golden's 12th Street Historic District is listed in the Golden Historic Register and listed in the National Register of Historic Places (1983, NRIS: 83001321).[3] It is significant as the oldest, most intact residential neighborhood in the City. The district is significant under National Register Criterion A: Exploration and Settlement and Criterion C: Architecture for the period of significance 1870-1926. The district is characterized by frame and brick construction in a range of architectural styles. Composed of some Italianate and Folk Victorian styles, much of the district reflects vernacular forms and styles that characterized Colorado from 1870-1920. This collection of historic resources provides a glimpse into early residential life in Golden.

8th and 9th District



Golden's 8th and 9th Street Historic District originally formed in the late 1800s and early 1900s and was a significant component of its industrial and residential development. Located on the north side of Clear Creek, this neighborhood is significant for its architectural character and for its history as a neighborhood that housed employees for the milling, mining, and railroad industries. The neighborhood was likewise home to many of Golden's early entrepreneurs. The district retains brick commercial buildings interspersed within vernacular-styled wood frame and brick residences.

East Street District



Designated as Golden's third historic district on September 9, 2004, the East Street Historic District is the largest district in the City, including over 100 properties. The East Street Historic District developed over time, from the 1860's residential development to the 1920s and 1940s where it became a mixed-use commercial and residential development to accommodate the automobile. The district is characterized by wood frame single-family homes constructed by the Martin Construction Company to address housing scarcity caused by the growth of manufacturing industries and the new automobile tourism industry. The East Street Historic District is particularly notable for its transition to more Modern styles as it progresses southward, demonstrating Golden's residential architectural changes over time.

[3] Anna Shuck, National Register of Historic Places Nomination Form: Twelfth Street Historic Residential District, April 10, (Golden, Colorado: Committee for Historic Golden, 1982).

Individually Designated Historic Resources

The City also has a number of individually designated resources and sites including archeological and paleontological sites. The sites are located throughout the community, including 60 locally listed structures and sites, 13 listings in the National Register of Historic Places and 16 listings in the State Register of Historic Places. The listings range from the prehistoric era like Magic Mountain, to the initial settlement era and through the midcentury.

Gaps/Challenges in Current Inventory for Historic Districts

The current inventory and information available for the City's historic resources and historic districts does not consistently record alterations or addition to existing historic buildings and accessory structures. The current inventory forms also vary in the amount of architectural and site information for each property.

INVENTORY AND ANALYSIS OF EXISTING PROGRAM

Overview of Existing Program Components

The current City of Golden Historic Preservation program is multi-faceted, as it should be to achieve desired results. Each component has a place in the program and relies on the other components for successful preservation. Below is a list of the various components and a brief description of their use.

1. **Historic Districts –** Three districts have been established representing the majority of the historic residential resources in the City.
2. **Historic Preservation Board –** The Historic Preservation Board had the primary duties to evaluate and determine the merits of sites, landmark properties, and districts for historic preservation designation and conduct certificate of appropriateness review for work on designated sites landmark properties, or districts in addition to other advisory and collaborative duties as stated in Section Chapter 2.54.
3. **Historic Preservation Plan (2018) –** Establishes the historic themes and contexts of the City.
4. **Historic District Residential Design Guidelines (2008) –** Establishes the architectural styles of the historic neighborhoods and includes general guidelines for maintaining the established character.
5. **Municipal Code Title 2 – Administration and Personnel**
    a. **Chapter 2.54 Historic Preservation Board –** Establishes the purpose, composition, terms, and duties of the HPB.
6. **Municipal Code Title 18 - Planning and Zoning Code**
    a. **Chapter 18.29 Form Zoning –** Zoning based on form and character rather than specific uses. Overlaps with established Historic Districts.
    b. **Chapter 18.58 Historic Preservation –** Includes standards and criteria for designating historic resources, review of the demolition of certain properties, as well as certificate of appropriateness for alterations, additions, and new structures. Current significance criteria for designating historic resources are congruous with federal and state criteria.
7. **Certified Local Government Designation (1991) –** Golden's designation as a Certified Local Government by the SHPO and the NPS demonstrates the City's dedication to historic preservation and active partnership with the state and federal levels of government to achieve this end. Certified Local Governments are awarded benefits in the form of funding and technical assistance to augment local preservation efforts. Certified Local Governments are also important stakeholders in larger state and federal projects that impact local historic resources.
8. **Types of Historic Property Designation**
    a. **Landmark Property –** The highest level of historic designation in the City that meets the criteria listed in 18.58.030. Modifications to these properties are subject to greater regulatory control by the current ordinance.
    b. **Historic Site –** An individual property that meets the significance criteria listed in 18.58.025. These properties are listed in the City of Golden Historic Property Register and exterior modifications are regulated by the certificate of appropriateness review process of the City and the HPB.
    c. **Historic District –** A collection of historic properties that meet the significance criteria listed in 18.58.025. Properties are designated as "contributing" or "noncontributing". Contributing and noncontributing properties are indicated

in the existing *Historic District Residential Design Guidelines* and any major exterior modifications, including demolitions, are regulated by the certificate of appropriateness review process.

d. **Structure of Merit –** A property that is recognized by the HPB that is used to promote preservation awareness. This is a nonregulatory designation that is meant to encourage but not bind an owner to the historic preservation of their property. Modifications are not regulated.
e. **National Register listed property or district –** Any individual property, or collection of properties (district), that is listed in the National Register of Historic Places. Listing in the National Register is a Federal honorary designation and listing in and of itself does not impose any regulations upon property owners.
f. **Structures that are non-residential and 50 years and older –** The ordinance currently allows HPB to review demolitions to structures on properties that are at least 50 years old. The reviews of these structures allows HPB input on the demolitions.

Analysis of Existing Program Components

Through analysis of the gaps or challenges in the existing Historic Preservation program components and feedback from the community, the following assessment was formulated which framed the recommendations in the following section.

Alteration of Resources Over Time

Over time, resources in each of the districts have been altered or replaced which has significantly changed the character of certain areas and given the impression that the City lacks a cohesive vision for historic preservation. Getting a better understanding of which resources are still contributing and which lack integrity by way of an updated resource study will significantly support the establishment and implementation of many recommendations of this report.

Impact of Voluntary Nature of Compliance

Golden's current historic preservation program relies on voluntary compliance with guidelines set by the HPB, referenced in the municipal code. While this approach is intended to keep the preservation process friendly and non-adversarial, it has led to some amount of discontent within the community.

Some recent cases involving COAs have raised concerns among residents about whether new additions and structures fit the neighborhood's character. Specifically, there are worries about the scale, exterior materials, and architectural design of these developments. Some community members believe that strengthening the criteria for obtaining a COA would better protect the City's historic resources or changing the compliance to mandatory. Others, however, value the current system of voluntary compliance, as they feel it encourages preservation without creating conflict.

Consistent and Clear Decision-Making

Community members express concern over a lack of consistency with decisions on historic preservation applications such as COAs. Staff and the HPB would benefit from additional training to further clarify decisions based on nationally recognized standards and prepare decisions based on objective criteria that would instill confidence from community members.

Changing Housing Market

Given the high demand for housing and the City's demographics, Golden is seeing a demand to house people that work in the City and for more units or larger buildings to house more individuals and multiple generations or households under one roof. This has led to several historic residences in Golden desiring alterations that could alter the character of the existing single-story historic resources. The recently adopted Form Zone Code addresses many concerns about building height and places square footage limits on structures to limit size, but additional height and setback averaging could provide more tailored standards to address this concern.



Recommendations for Strengthening the Historic Preservation Program

RECOMMENDATIONS FOR STRENGTHENING THE HISTORIC PRESERVATION PROGRAM

Recommendations to Address Community Concerns

The following recommendations are a mix of tools intended to balance the existing historic preservation program with both regulatory and voluntary components. Strengthening the regulatory portion of the program would make the process more transparent and predictable for homeowners, who will know exactly what to expect when they buy a home in a historic district. Any additional regulations should include clear language on what can and cannot be done, and provide more staff support, training, and educational resources to help residents navigate the process.

To support the additional regulations, voluntary resources would also need to be strengthened. Applying for incentives, like financial assistance for preservation projects, will need to be simplified, reducing the financial burden on homeowners. These changes will minimize surprises during renovations, clarify what the HPB expects, and help prevent conflicts between neighbors.

Ultimately, by pairing enforceable elements with incentives and support, the program will be more efficient and transparent, ensuring a smoother experience for everyone involved.

HIGH PRIORITY RECOMMENDATIONS

Establish a System of Survey, Re-survey, and Evaluation of Historic Resources

Golden's existing historic resources are essential elements that define distinct community character. To manage existing historic resources, updated and accurate information is paramount to the decision-making process. Current survey information is either dated or does not provide sufficient information to facilitate reviews by staff and the HPB. The last survey in Golden was completed in 2004 with the East Street Historic District update. Current survey information in Golden is dated and does not capture resources that have recently passed 50 years of age and may be eligible for historic designation. Dated surveys also do not fully capture the changes to community character brought about by altered resources, new construction, and changing community vision.

It is recommended that the City of Golden adopt and employ a methodical system of survey and inventory of historic resources conducted at regular intervals. A professional survey or re-survey every ten years is recommended. Survey data collected should document information such as construction year, original design and materials, relevant historic context, and any alterations since original construction. Alterations to the streetscapes and district character should also be documented.

The survey data can then be used to evaluate properties for historic significance and create recommendations regarding formal designation and protection. Up-to-date survey data will assist City staff and the HPB when reviewing applications for COAs. Current and accurate information allows reviewers to thoroughly understand the potential effects of proposed projects on historic properties and the surrounding neighborhood, facilitating more consistent reviews according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

It is recommended to re-survey existing historic districts and properties that could be eligible for designation to capture any changes that have occurred to the resources and update the inventory since original survey. Surveys should then be conducted to document resources that may not be eligible for designation but are 50 years or older and have merit in the History of Golden such as the commercial downtown and post-war neighborhoods.

Policy Recommendation 1. Update the current historic resources survey and establish a regular system of historic resource surveys.

a. **System of Inventory.** Resurvey all properties in the City that are either designated or eligible for designation to satisfies current code Sections 2.54.070 (1)(c) and 18.58.010 which states specific resource evaluation criteria.

b. **Regular Surveys.** Establish a regular interval of time in which to complete a survey or a re-survey of an existing historic district.

c. **Ongoing Funding.** Earmark funds in the annual budget to ensure reports and assessments receive necessary attention.

Implement SHPO Training and Technical Assistance

As a member of Colorado's Certified Local Government program, Golden can request training and technical assistance from the SHPO regarding a variety of historic preservation topics. Training is available to City Staff, the HPB, and the general public. Applying this tool in Golden would help to inform City Staff, members of the HPB, and the general public about applying the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and other historic preservation best practices. SHPO guidance would be helpful regarding defensible decision-making by the HPB and recent approaches to preserving valuable intangible heritage in the community. As NPS guidance is consistently being updated and refined, a regular request for training will ensure the community has effective tools to adapt to changing challenges.

Policy Recommendation 2. Utilize the SHPO to conduct regular training and technical assistance for City staff, HPB members, and the public.

a. **Consistent Application**. Utilize SHPO guidance to ensure consistent application of the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

b. **Public Meeting Guidance.** Work with SHPO to develop techniques for effective public meeting management and documentation.

c. **Recommendations and Support.** Seek SHPO support on defensible decision-making for the HPB to enhance transparency and accountability. Engage SHPO for insights on preserving intangible heritage within the community.

d. **Recurring Meetings.** Schedule recurring SHPO training to stay updated with evolving NPS standards and best practices in historic preservation.

Amend the Existing Historic Preservation Ordinance

It is recommended that the City of Golden amend the current historic preservation ordinances to clarify and enhance provisions relating to processes and procedures, and the management of historic properties and structures, particularly through the issuance of COAs for alterations and demolitions to historic properties and structures. Provisions in the historic preservation ordinance could be strengthened as regulatory tools to ensure any project involving the alteration, addition to, or demolition of a property located in a historic district or that has been officially designated by the City of Golden as historic must apply for a COA from the HPB that verifies that the

proposed changes are compatible with the established standards for preserving the historic character and integrity of the property.

Currently, issuance of a COA is not required prior to seeking building permits pertaining to the proposed project. Projects must go before HPB for a review of plans if located within a historic district (contributing or noncontributing) or a designated structure located outside of a district. Additional review is required for demolitions of structures over 50 years old that are nonresidential. However, compliance with the HPB's recommendations in the COA process is required if agreed to. If requiring the issuance and adherence to a COA, a strengthened, amended ordinance could help protect designated historic properties from inappropriate alterations or demolition. Further refinement of the demolition process is also recommended, including providing clear guidance and definitions in the ordinance.

Amending the historic preservation ordinance to strengthen provisions in Golden could help preserve the City's historic character by ensuring that any changes to historic properties are carefully reviewed and implemented according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and applicable any codified or suggested design standards. Since property owners in the district were not in full support of this approach, incremental changes to the ordinance could also have a positive impact with enhanced policies and procedures such as clearer review criteria, strengthened review processes or enforcement mechanisms. A strengthened ordinance would apply additional responsibilities on property owners and developers, particularly in historic districts or locally designated structures to comply with formal preservation standards. Property owners would be required to receive and comply with a COA from the HPB prior to receiving a building permit to conduct work on a historic property, beyond routine maintenance. Property owners in the district were not fully supportive of a strengthened ordinance with that would give them formal preservation mandates, therefore implementation of additional regulations should be balanced with resources, incentives and clear guidance.

It is recommended that an amended ordinance maintain the HPB's authority to review all new construction within historic districts. Referred to as infill development, new construction within the City's historic districts can significantly impact the historic character and neighborhood context provided by the existing historic properties. Review by the HPB should be conducted according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and applicable codified local design guidelines and standards. The review of infill should not be conducted according to opinions of historic character or neighborhood function.

Future amendments to the historic preservation ordinance should include revisions of language regarding the standards for designation of historic properties to include more congruous criteria with the National Register of Historic Places in concurrence with the established Certified Local Government program.

It is recommended that the tiered system of designated historic properties be modified to allow for differing levels of regulatory review. Modifications to landmark properties, discussed in detail under Recommendation 3, should be reviewed according to the *Secretary of the Interior's Standards for Preservation* to fully preserve the significance of the property. Modifications to historic sites and contributing

properties within historic districts should be reviewed according to the *Secretary of the Interior's Standards for Rehabilitation* to allow flexibility of balancing historic preservation with modern use of the property.

Policy Recommendation 3. Amend the existing historic preservation ordinance to strengthen the authority of Certificates of Appropriateness.

a. **HPB Review.** Continue to give HPB authority to review COAs and consider amending enforcement mechanisms to incentivize compliance with the approved COA. Consider amending 18.58.060(3) to specifically reference the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and City's revised *Historic District Residential Design Guidelines* as review criteria used by the HPB to support defensible decision-making.
    - Consider reformatting Section 18.58 to clarify review process and criteria for COAs.
    - Consider hiring outside design review expertise to support staff in review of technical aspects of implementing additional design guidelines and standards.
    - It is recommended that the practice of review of all non-residential structures that are at least 50 years or older prior to demolition continue and be studied for further enhancement.
    - Consider providing incentives such as streamlined building permit approvals, etc. for property owners who adhere to or follow the recommendations in approved COAs. This could be documented by a contract that the property owner signs, accepting the approval of the COA.

b. **Penalties for Noncompliance.** Violations and penalty provisions could be included for non-compliance that implement a fine, delay construction, or prohibit the acquisition of further construction permits. Surveys indicated support for delays of construction and compliance with the permitted changes to the structure.

c. **A System of Appeals.** A system of appeals to the City Council for applicants is provided for applicants in 18.58.080. This system could be modified to ensure that impacted property owners are prioritized in the appeal process.

d. **Include Integrity Criteria.** 18.58.025 should mention integrity of resources as a requirement for historic designation. Typically, ordinances include phrasing that the property must retain at least three or four of the seven aspects of integrity in the National Register criteria. Preferred language would state that the property must retain the aspects of integrity that associate it with its significance. An excerpt of definitions from the National Register criteria are provided below:

- Location – the quality retained by a historic property existing in the same place as it did during the period of significance.
- Setting – the quality applying to the physical environment of a historic property.
- Design – the elements that create the physical form, plan, space, structure, and style of a property.
- Materials – the quality applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.
- Workmanship – the quality applying to the physical evidence of the crafts of a particular culture, people, or artisan.
- Feeling – the quality through which a historic property evokes the aesthetic or historic sense of past time and place.
- Association – The quality through which a historic property is linked to a particular past time and place.

e. **Explore Tiered Local Designation Levels**. Suggested review standards of the tiered local designation levels are below:

   a. **Landmark Property.** Modifications to properties designated as a landmark should be reviewed according to the *Secretary of the Interior's Standards for Preservation* to emphasize preservation of the character-defining elements of the property. These standards typically apply more stringent preservation methods and requirements.

   b. **Historic Sites & Historic Districts.** Modifications to properties designated as a historic site or contributing resources within historic districts should be reviewed according to the *Secretary of the Interior's Standards for Rehabilitation* to emphasize the balance between preservation and modern use of the property. These standards typically apply more flexibility for property owners engaged in historic preservation.

   c. **Non-contributing or Infill within Historic Districts.** Modifications to properties designated as non-contributing resources within historic districts should be reviewed according to the *Secretary of the Interior's Standards for Rehabilitation* if the intent is to ready the resource for designation. Otherwise, the resource or new structure should be reviewed under the City's *Historic District Residential Design Guidelines* and design standards to emphasize the balance between neighborhood context and modern use. These standards typically apply the most flexibility for property owners engaged in historic preservation.

f. **Demolition Process Refinement.** Refine the demolition process to provide more clear guidance and definitions.

MEDIUM PRIORITY RECOMMENDATIONS

Revise Historic Preservation Design Guidelines and Standards

These are specific design guidelines and standards established to ensure that alterations and new construction in designated historic districts maintain the historic setting, character, and integrity of the resources. They are applied to various built aspects, including materials, massing, design elements, and construction techniques. The goal is to preserve the visual and historic significance of designated properties while balancing the need for necessary updates and improvements.

Guidelines are more flexible than standards in that they paint the picture for the overall desired look and feel but are not regulatory other than being referenced in Title 18 with regards to compliance. Standards are less flexible as they would be included as codified requirements in Title 18 and should be very specific to the few elements that are identified as "must haves" for historic district compatibility.

Updating the existing *Historic District Residential Design Guidelines* and developing new infill standards would help maintain the City's architectural integrity and historic character by ensuring that alterations and new developments are compatible with the City's vision for historic context and character. They would give clearer guidance on compatible physical improvements in historic districts.

Design guidelines should be specific to each historic district to establish a clear vision and explanation of unique characteristics for residents, developers, and City officials to refer to in design and decision making. Blanket design guidelines should be avoided to allow for the nuances that define the designated neighborhoods within Golden. It is recommended that the City pursue this update following a resurvey of the historic districts so that the standards can accurately guide the management of historic resources within designated districts.

Both guidelines and standards should be developed according to the *Secretary of the Interior's Standards for Rehabilitation* and relevant Technical Preservation Services (TPS) briefs. Guidelines should include recommended treatments and preservation methods with emphasis placed on maintaining the historic character defining features of each designated property while balancing the needs of residents and property owners. Staff and the HPB should then use the design guidelines and standards to make decisions on COA applications on a case-by-case basis.

Policy Recommendation 4. Revise the existing design guidelines to closely align with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

a. **Preserve Historic Character.** Ensure standards and guidelines apply to historic structures and new construction within historic districts.

b. **Congruence with Secretary of the Interior Standards.** Ensure standards and guidelines are compatible with the *Secretary of the Interior's Standards for Rehabilitation* and relevant TPS briefs.

c. **Standards for Review.** Once drafted and adopted, code language should reference review of COAs according to these guidelines. This helps staff and the HPB to make consistent reviews and defensible decisions.

Policy Recommendation 5. Consider developing new design standards for infill development to highlight the most important features of historic resources in each of the districts.

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a. **Design Features.** Could establish design features, materials, and other qualities that are required for citywide or district-specific infill development. This will require additional public input but at a minimum could include items such as:

- Use compatible materials
- Maintain key architecture features such as roofs, windows, and doors
- Allow for flexibility in style to incorporate more modern materials or styles within the context of the historic forms
- Allow for flexibility to achieve the City's sustainability goals
- Allow for some flexibility to accommodate modern living and family configurations

b. **Representative Illustrations**. Could require applications to include 3D renderings of the proposed new building within the context of the adjacent existing properties from the ground plane or public realm perspective.

Engage and Educate the Public

Effective public awareness and engagement are essential for a successful local historic preservation program. By prioritizing community-driven goals and strategies, the program can provide meaningful benefits to both residents and visitors. To gather valuable input, it is crucial that community members have easy access to resources on historic preservation within their community. The existing Golden History currently provides education and outreach opportunities that could be expanded per the recommendations in this section.

Policy Recommendation 6. Integrate comprehensive information about local historic resources into the City website.

a. **Interactive Map**. Create a publicly available database or interactive map that includes information about designated historic resources, locations of historic sites and districts, descriptions, images, and nearby points of interest.

b. **Informative Guides**. Information on permit requirements, application forms, and a step-by-step guide for those seeking to renovate, restore, or make changes to historic properties. Include timelines and contacts for assistance.

c. **Funding Handbooks**. Print and digital handbook detailing financial incentives available for historic property owners, such as tax credits, grants, and low-interest loans. Include eligibility requirements and application processes.

Policy Recommendation 7. Offer programs that inform and educate the public about historic buildings and preservation.

a. **Online Museum**. Create an online archive of photos, oral histories, and stories from longtime residents. Encourage the community to contribute materials, which can serve as a virtual museum.

b. **Tours.** Offer guided tours of historic districts or notable sites, or develop a self-guided tour with location-based information about each site.

c. **Workshops.** Develop and host workshops on topics such as maintenance of historic properties, tax incentives, preservation techniques, and architectural styles. Invite local historians and preservation experts as guest speakers.

Policy Recommendation 8. Use educational resources to foster community connection and an enhanced sense of place.

a. **Community Recognition.** Recognize outstanding restoration projects, adaptive reuse projects, and preservation advocates. An annual event can celebrate achievements and raise awareness of preservation efforts.

b. **School Participation.** Partner with local schools to provide lesson plans and activities that teach students about the history and significance of local architecture and preservation.

ADDITIONAL RECOMMENDATION FOR LONG-TERM CONSIDERATION

Establishment of Neighborhood Conservation Overlay Districts

Neighborhood Conservation Overlay Districts (NCODs) are a tool similar to the existing historic districts that can be applied to areas that do not qualify as a historic district but still have specific character defining features to preserve. Used in tandem with existing form-based zoning, NCODs primarily focus on preserving the overall character of a neighborhood by setting guidelines for significant aspects like lot size, building height, setbacks, streetscapes, and tree protection. Unlike historic districts, NCODs typically do not regulate detailed elements such as windows and building materials, and most do not include provisions for demolition delays.

NCODs are typically used when a specific area does not retain sufficient integrity to convey significance, *but* it remains an important component of community character and should be preserved and responsibly managed. Implementing an NCOD in certain neighborhoods in Golden would help preserve the character of specific neighborhoods by regulating key features such as lot size, building height, setbacks, streetscapes, and tree protection in the code. This zoning overlay would refrain from regulating specific character defining elements of resources within the district.

Differing from a historic district, NCODs do not have contributing and noncontributing resources. Resources within a NCOD would not be locally designated as historic and would, therefore, not be regulated by the HPB, subject to historic district design guidelines, or be eligible for the CO Preservation Tax Credit Program. However, similar to historic districts, NCODs are often subject to their own design standards that help to manage changes to the district. A future condition that might include the use of overlays would be integrated into the form-based code and zoning standards.

Policy Recommendation 9. Consider Neighborhood Conservation Overlay Districts as a zoning tool to preserve areas of the City that contribute to community character, but do not meet the criteria for historic designation.



Funding and Incentives

INCENTIVES AND FUNDING

The following incentives and funding mechanisms should be reviewed and considered by City staff as necessary components to support the regulatory recommendations in the earlier sections of this report.

State Historical Fund

Colorado offers two different types of historic preservation grants – competitive and noncompetitive – through its State Historical Fund. This is funded from a portion of gaming tax revenue and is administered by History Colorado (CRS § 44-30-2021). Selecting the proper grant program is based on the purpose of the project and requested grant amount.

There are two different types of competitive grants which are offered twice per year. These grants can support archaeology, construction, planning, and education projects related to historic places. The General grant is available in April and October. Request amounts range from $50,001 to $250,000 and require a cash match. The Mini grant is also available in April and October. Request amounts range from $1 to $50,000 and require a cash match.

Noncompetitive grants provide financial aid for historic resource planning and development projects. There are six types of noncompetitive grants:

- **Archaeological Assessment:** Funds initial archaeological data collection and analysis.
- **Emergency:** Aids significant resources that are in imminent danger of being lost or seriously damaged when the threat is sudden and unexpected, such as an act of nature.
- **Historic Structure Assessment**: These grants fund the preparation of a report on the physical condition of a historic resource in accordance with a State Historical Fund assessment scope of work.
- **Micro**: These grants support grass-root preservation efforts.
- **Planning**: These grants support any planning documents which will help the historic preservation project move forward.
- **Survey Plan**: These grants facilitate the creation of a comprehensive document to help communities assess the current state of their survey documentation and make informed decisions regarding future historic resource survey projects.

Incentive Recommendation 1. Explore Colorado's State Historical Fund for competitive and noncompetitive grant options to support archaeology, construction, planning, and education projects related to historic preservation.

Certified Local Government Subgrants

History Colorado is responsible for administering the U.S. Department of the Interior's Historic Preservation Fund (HPF) Program in coordination with the NPS. The NPS specifies that at least 10% of these HPF funds are to be subgranted to Certified Local Governments.

Certified Local Government subgrants are awarded on a competitive basis. Only Certified Local Governments in good standing are eligible to participate in this federally funded program. Eligible project types are aimed primarily at survey and planning efforts, but do include projects that promote the preservation of resources associated with underrepresented communities and innovative projects that address the application or development of new methods, tools or technologies for historic preservation.

Incentive Recommendation 2. Maintain good standing as a Certified Local Government to be eligible for funding and grants.

a. **Ensure compliance**. Ensure that review standards and guidelines are compliant with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

b. **Stricter review.** Ensure that reviews by staff and the HPB reference relevant design guidelines and/or *Secretary of the Interior's Standards* when making decisions on COAs, infill review, and demolition review.

c. **Subgrants.** Apply for competitive subgrants funded by the U.S. Department of the Interior to support surveys, planning, underrepresented community projects, and new preservation tools and methods.

Federal and State Tax Credit Programs

Colorado Preservation Tax Credit Program

The state tax credit offers 20-35 percent on eligible costs depending on location. State tax laws offer tax credits for historic preservation projects that follow the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties*. The maximum amount of credit return is $50,000 and is based on final qualified costs. Colorado's Preservation Tax Credit Program is available for both income-producing and owner-occupied properties that are locally designated.

Participation in a tax credit program in Golden would encourage property owners to restore or rehabilitate historic resources by reducing the financial burden of preservation work. These credits could help offset some of the costs associated with maintaining the historic character of buildings, making preservation more economically feasible for both commercial and residential property owners.

Federal Historic Preservation Tax Credit Program

The federal historic preservation tax incentive program is administered by the TPS division of the NPS and the Internal Revenue Service in partnership with the CO SHPO. This program provides a federal tax credit equivalent to twenty percent of qualified rehabilitation expenses for certified historic building rehabilitation projects. For these projects, buildings must be income-producing and listed, or eligible for listing, in the National Register of Historic Places. This program is recommended for larger-scale historic preservation rehabilitation projects.

Incentive Recommendation 3. Encourage property owners in Golden to utilize the Colorado and Federal Preservation Tax Credit Programs to reduce the financial burden of preserving historic buildings, making rehabilitation more affordable for both commercial and residential properties.

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a. **Informational materials**. Create and distribute informational materials explaining the tax credit programs, including eligibility requirements, application steps, and benefits. This could include brochures, mailers, and website content targeted at property owners of historic sites.

b. **City support.** Establish a contact person or a small support team within the City's planning department to help property owners with questions, eligibility assessments, and application preparation.

IMPLEMENTATION

It is important to note that the analysis and recommendations included within this report are linked to a variety of historic preservation components that all need to work together to provide a strong program. The success of the recommendations will depend upon the implementation of a variety of legislative, regulatory, technical, and financial mechanisms requiring coordination and cooperation between the public and private sectors within the City of Golden. Additional public outreach will be necessary to refine the specific details and implement the proposed recommendations

The recommendations have been ranked in priority order per the following descriptions.

High Priority Recommendations

Recommendations in this category reflect items that will have the greatest impact in strengthening the historic preservation program. These are also required to set the stage for other recommendations. For example, a new resource survey will identify contributing and non-contributing resources, informing necessary changes to design guidelines and standards to better meet community needs.

Moderate Priority Recommendations

Recommendations in this category reflect those that may not have as immediate an impact on the historic preservation program, require other items to be implemented to make them feasible, items that are currently in progress, or items that will require additional outreach and resources to accomplish.

LONG-TERM VISION FOR HISTORIC PRESERVATION IN THE COMMUNITY

The community envisions a future where historic preservation in Golden elicits pride and a shared commitment towards safeguarding the City's rich heritage. Golden aspires to a program that provides clear, tailored guidance and innovative regulations to protect cherished historic sites while providing flexibility and opportunities to be more sustainable. The future of the program provides educational resources that deepen understanding and celebrate Golden's unique story, alongside a collaborative preservation process that empowers everyone to play an active role in preserving the City's legacy for future generations.







REFERENCES

City of Golden. "*Historic District Residential Design Guidelines.*" Golden, Colorado: The City of Golden, 2008.

O'Meara, Sean. "*Indigenous Connections: Native American Ethnographic Study of Golden, Colorado and the Clear Creek Valley.*" Tucson, Arizona: Anthropological Research, LLC, 2022.

Shuck, Anna. "National Register of Historic Places Nomination Form: Twelfth Street Historic Residential District, April 10." Golden, Colorado: Committee for Historic Golden, 1982.

ADDITIONAL RESOURCES

National Park Service Guidance

The Secretary of the Interior's Standards for the Treatment of Historic Properties:

https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf

Restoration and Reconstruction Guidelines:

https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part2-reconstruction-restoration.pdf

Technical Preservation Services Preservation Briefs

https://www.nps.gov/orgs/1739/preservation-briefs.htm

Federal Historic Preservation Tax Credit Program

https://www.nps.gov/subjects/taxincentives/index.htm

CO SHPO Guidance

Office of Archaeology and Historic Preservation

https://www.historycolorado.org/office-archaeology-historic-preservation

Competitive and Noncompetitive Grants

https://www.historycolorado.org/our-grant-types

Preservation Tax Credit Program

https://www.historycolorado.org/preservation-tax-credits

Certified Local Government Grants

https://www.historycolorado.org/clg-grants-administration

Golden Historic Preservation Resources

Golden Municipal Code, Chapter 18.58 Historic Preservation

https://library.municode.com/co/golden/codes/municipal_code?nodeId=TIT18PLZO_CH18.58HIPR

Golden Municipal Code, Chapter 2.54 Historic Preservation Board

https://library.municode.com/co/golden/codes/municipal_code?nodeId=TIT2ADPE_CH2.54HIPRBO

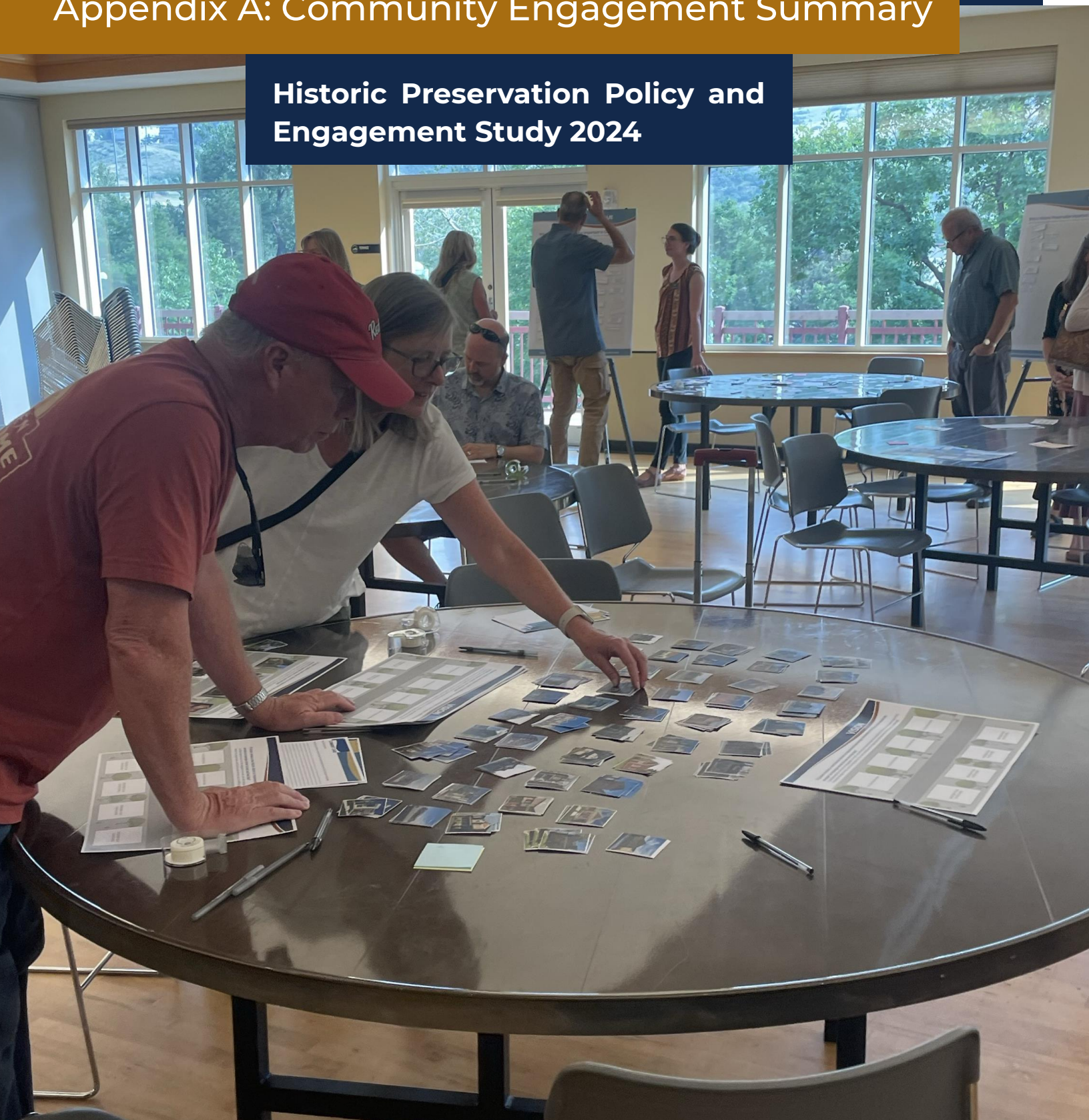
Historic Preservation Projects

https://www.guidinggolden.com/historic-preservation-projects

City of Golden

Appendix A: Community Engagement Summary

Historic Preservation Policy and Engagement Study 2024



APPENDIX A: COMMUNITY ENGAGEMENT SUMMARY

This summary consists of all public engagement completed through November 2024. In this document are methods, results, and analysis of key themes from respondents about the Historic Preservation Policy and Engagement Study process.

The outreach series provided the opportunity:

- For the community to decide what should and should not be a priority for Golden's historic preservation program.
- To establish a community vision for historic preservation moving forward.
- To offer suggestions for ideas of priorities in policy or programs that Golden should consider to strengthen the historic preservation program.
- To provide multiple opportunities for the community to learn about Historic Preservation in Golden.

This Summary consists of the following sections:

- What Is The Golden Historic Preservation Policy and Engagement Study?
- How Was the Community Engaged?
- Public Participation by the Numbers
- Notification Methods

WHAT IS THE GOLDEN HISTORIC PRESERVATION POLICY AND ENGAGEMENT STUDY?

The study was conducted to address growing concerns about the effectiveness of Golden's historic preservation efforts amid rapid redevelopment and rising property values. Many residents worried that the City's voluntary preservation system lacked clarity and consistency, potentially leading to the loss of Golden's historic character and cultural heritage. Public engagement was essential to gather input from diverse stakeholders, ensuring the recommendations in the final report reflected community values, such as protecting historic resources, balancing preservation with growth, and promoting sustainability. These recommendations were necessary to create a clear, enforceable, and collaborative preservation framework that safeguards Golden's history while supporting modern development needs.

HOW WAS THE COMMUNITY ENGAGED?

This process has used a multifaceted approach to engage with the community. One-on-one interviews, open houses, community events, social media posts, fliers, community advocates, and invited the community into the process. This allowed the project team to gather initial feedback on what the issues and opportunities related to historic preservation were in the community.

Events to Date

Engagement	Dates	Details
One-on-one interviews	June 5th through June 16th @ Golden City Hall	June 5th through June 16th Community members, architects, community members involved in controversial preservation cases, former HPB members, business owners and more were invited to participate in one-on-one interviews to gather preliminary feedback to inform the historic preservation recommendations. They participated in 45 min to 1-hour interviews by video conference or in person.
Historic District Tours	July 12th @ the 12th Street, East Street, and 8th and 9th Street Historic Districts	Three Historic District Tours took place on July 12th with City staff and members of the community. Each of these tours had around 30 attendees, who were able to ask questions and learn information about historic homes and the historic preservation program in the 12th street, East Street, and 8th and 9th street historic districts. The Historic District tours were a valuable part of the engagement process, providing an opportunity for City staff to connect directly with the community in the neighborhoods where preservation efforts matter most. By stepping out of City Hall and into the historic districts themselves, the project team could engage with residents in a more informal, accessible setting, fostering open dialogue and deeper understanding. Holding tours in multiple areas—the 12th Street, East Street, and 8th and 9th Street districts—made the events more inclusive and accessible, ensuring that a diverse group of residents could participate.
Open Houses (2)	Open House 1: July 22 from 4-6:30PM @ Golden Community Center Open House 2: September 23rd from 4-6:30PM @ Golden	The Open House on July 22 was an opportunity for community members to help define why preservation is important in Golden, what community members' goals were for the program, and provide the opportunity for attendees to suggest ways in which the program could be improved. The event began with a presentation explaining the purpose of the study and what to expect throughout the process. There was also an additional presentation given in the middle of the open house to ensure that evening participants were able to hear it.

	Community Center	The Open House on September 23rd presented tools, incentives and recommendations and asked for public opinion on each one. The Open House provided examples of how each of the tools would apply to Golden to better ground the recommendations in reality and improve understanding. There were also opportunities for community members to provide ideas on community engagement enhancements that the program could apply. Both open houses were notified to the public through the GuidingGolden website as well as through physical yard signs throughout the City, social media posts, City newsletter articles, Nextdoor notifications and more. All materials from the Open House events were posted online following the events for additional participation through the GuidingGolden website.
Historic Preservation Board (HPB) Presentation (1)	June 22nd	A presentation to the HPB took place on June 22ndnd to inform the group about the purpose of the study, update on the overall schedule and recap the historic district tours with the community. This meeting was recorded and publicly available on the City's website.
Steering Committee Meetings (3)	August 26th, October 7th, and December 3rd	A group of 7 individuals participated in the engagement study's steering committee, helping to provide valuable input on the viability of tools recommended for the historic preservation program and provide feedback on how the program could be strengthened over time. The group met 3 times over the course of 6 months to help guide the process. All meetings were recorded and posted on the City's website for community members to watch.

PUBLIC PARTICIPATION BY THE NUMBERS

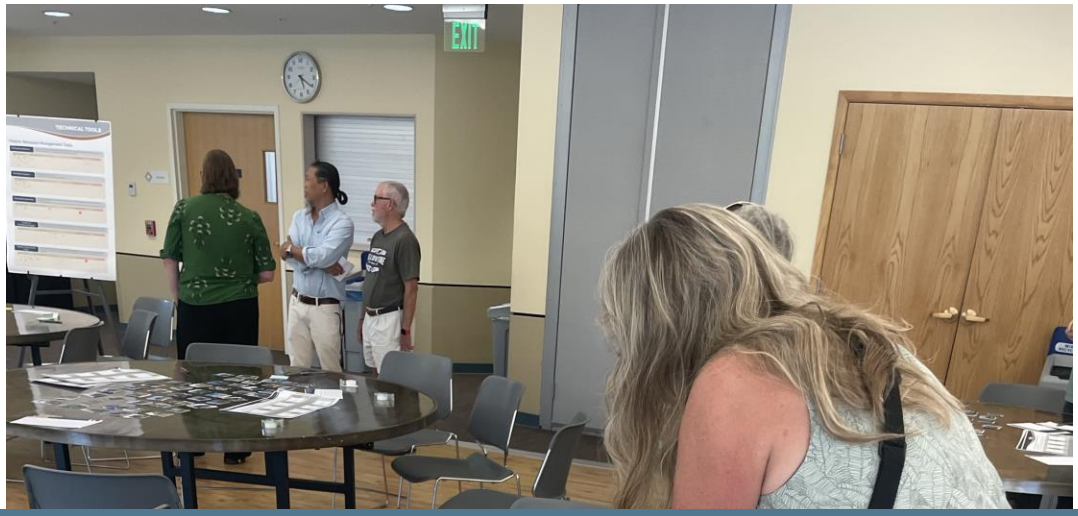
Public participation for the study is summarized in the following table.

One-on-one interviews	**June 5th through June 16th**	**10**
Open House Attendees	July 22nd	~60
Historic District Tours Attendance	Through July 12th	~90
Open House Attendees	September 23rd	~40
Questionnaire Respondents	October 23rd through November 12th	32
Steering Committee Meetings (3)	July through December	7 members

NOTIFICATION METHODS

To engage the Golden Community about the historic preservation policy study, the process utilized various notification methods to disseminate information.

- Yard signs at key locations around the City and throughout historic districts
- Published articles in the City newsletter
- Social media posts
    - Instagram and Facebook
- Nextdoor notifications to gain feedback via survey from residents in the historic districts
- GuidingGolden.com
- Recorded HPB Meetings
- Recorded and Posted Steering Committee Meetings
- Online questionnaire



OPEN HOUSE 1

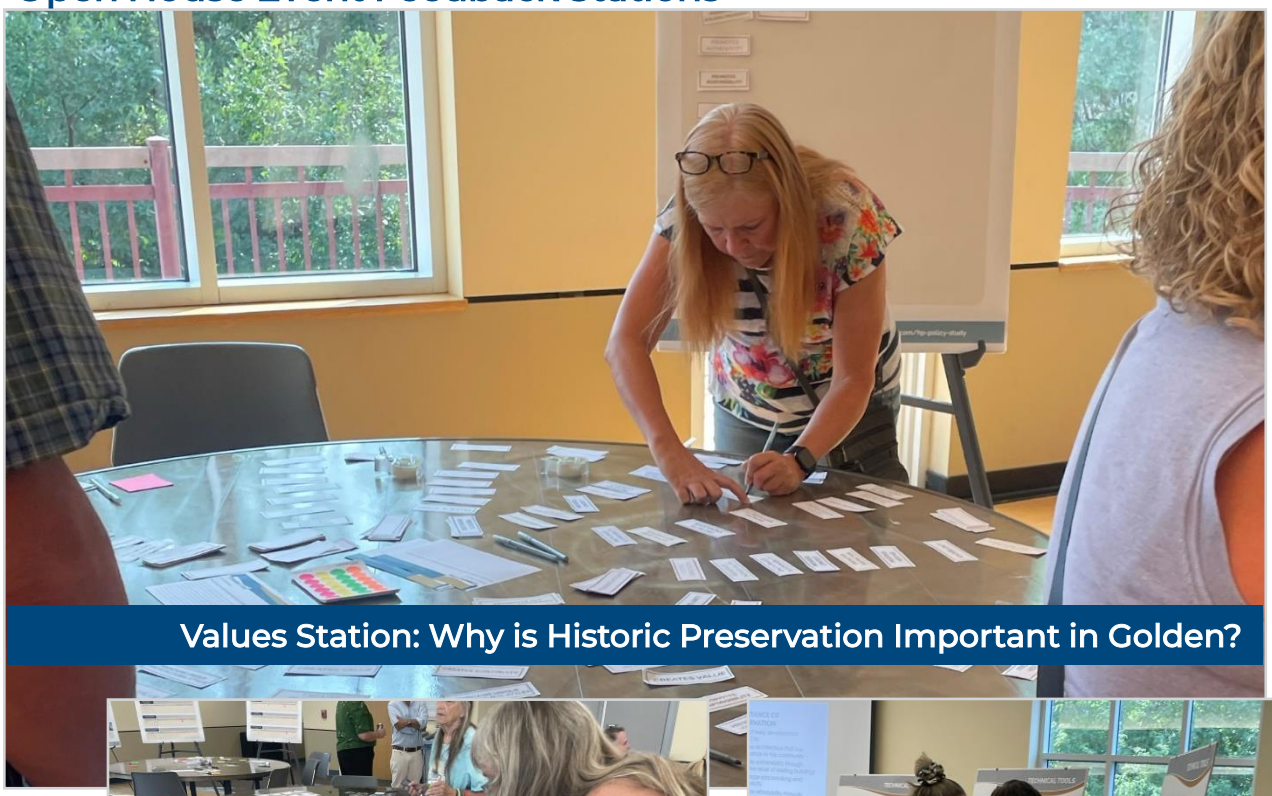


The following section represents a summary of the comments and community ideas given at the first Open House on July 22nd.

OPEN HOUSE 1: COMMUNITY GOALS

The following section is a high-level executive summary of the first open house for the study, which asked community members about their goals for the program moving forward, what the importance of historic preservation in Golden was to them, and what tools the City should consider moving forward. The event featured the following feedback stations.

Open House Event Feedback Stations



Values Station: Why is Historic Preservation Important in Golden?



Historic Streetscape Collage Activity

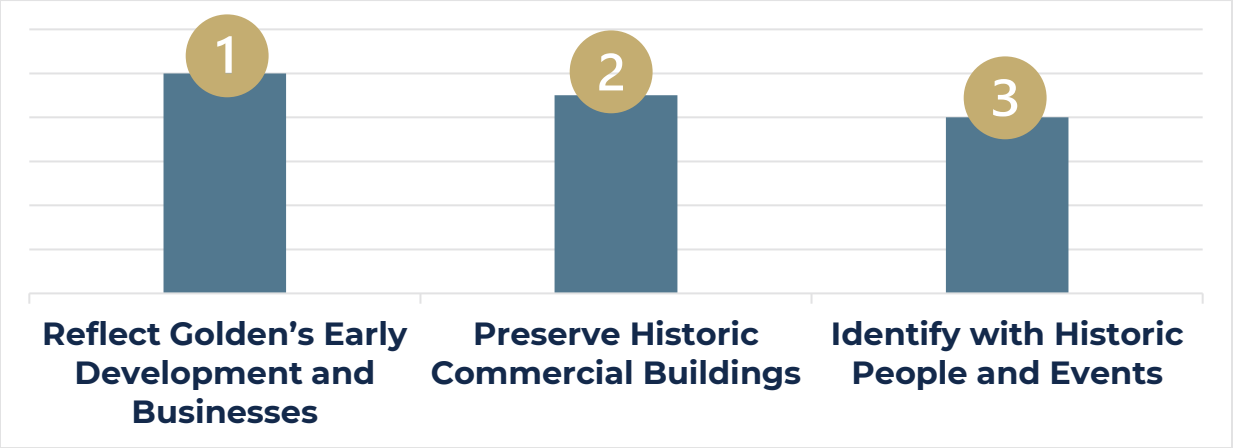


Goals and Technical Tools Stations

OPEN HOUSE VALUES STATION SUMMARY

The following section summarizes the community feedback from the values station, and describes the top answers given for each of the following questions below. The answers from this station helped define the recommendations report, community vision, and informed the tools and incentives that were explored in the second open house in September.

What should be the primary goals for the Historic Preservation Program?



Why is Historic Preservation important in Golden?

Residents shared why historic preservation was important in Golden. The top responses were that historic preservation preserves history, maintains unique architectural styles, tells a story, creates continuity, preserves heritage, and fosters appreciation.



HISTORIC STREETSCAPE COLLAGE STATION

At the open house, a historic streetscape collage station engaged community members in shaping the future of architectural design in historic districts. Participants were provided with photos of modern and historic homes, they were invited to arrange architectural styles in their preferred configurations. This interactive activity revealed the community's preferences for architectural features and styles, helping to identify which elements were most accepted for alterations and additions in historic districts. Insights gathered informed the recommendations outlined in the report, ensuring they align with community values and priorities.

Most-Used Photos from Visioning Worksheet







Key Feedback from Collage Station

Size and Scale Matter: Maintaining the size and scale of buildings in historic districts is essential to preserving the area's existing character and ensuring new construction or alterations blend seamlessly with the surrounding architecture.

Modern Architecture with Historic Sensitivity: Community members were open to modern architectural styles if key features—such as front porches, pitched roofs, and materials—helped integrate them into the historic context.

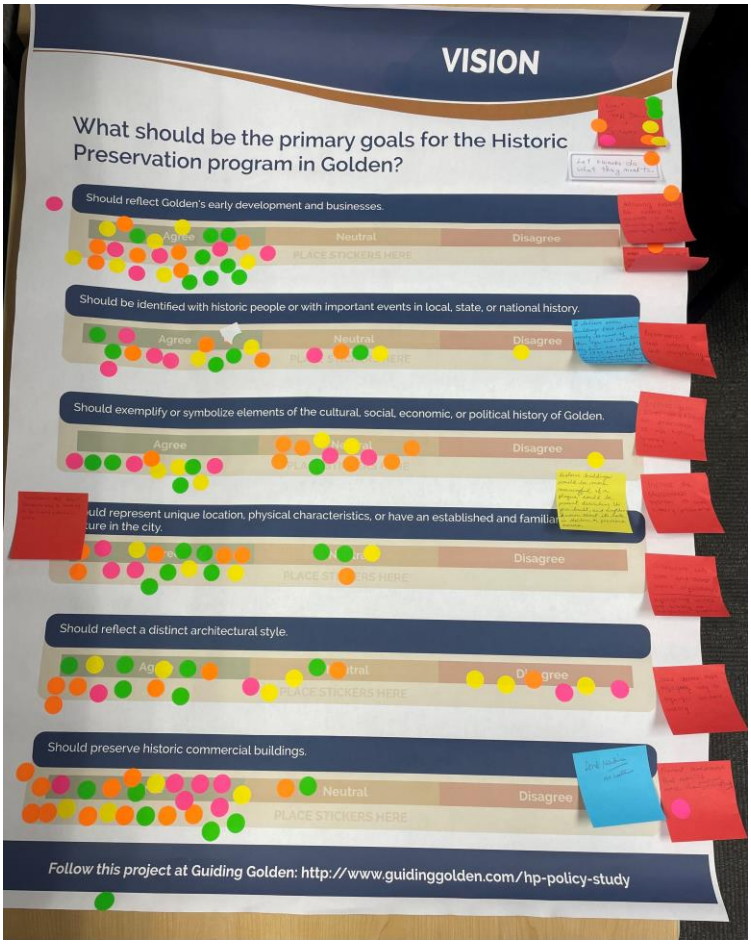
Preference for Smaller Homes: While smaller homes were favored for their compatibility with the historic district's character, there was acknowledgment that changing lifestyles and family needs might require some variation in style and size.

Avoid Front Garages: Participants opposed front-facing garages, emphasizing the importance of maintaining traditional streetscapes and preserving the visual appeal of historic districts.

WHAT SHOULD BE THE PRIMARY GOALS FOR THE HISTORIC PRESERVATION PROGRAM IN GOLDEN?

At the open house, participants expressed concerns that Golden's current system does not adequately protect its historical heritage, citing inconsistent application of preservation guidelines. Many attendees suggested empowering the HPB to stop plans that could harm historic resources and recommended expanding resources for architectural review during the process. They also emphasized the importance of promoting resource efficiency, material reuse, and incentives tied to preservation efforts, drawing on models like those in San Antonio, Texas and Arizona. Attendees called for a collaborative, city-wide approach involving all levels of government and partnerships with state and regional historic organizations.

Process and Resources Comments –



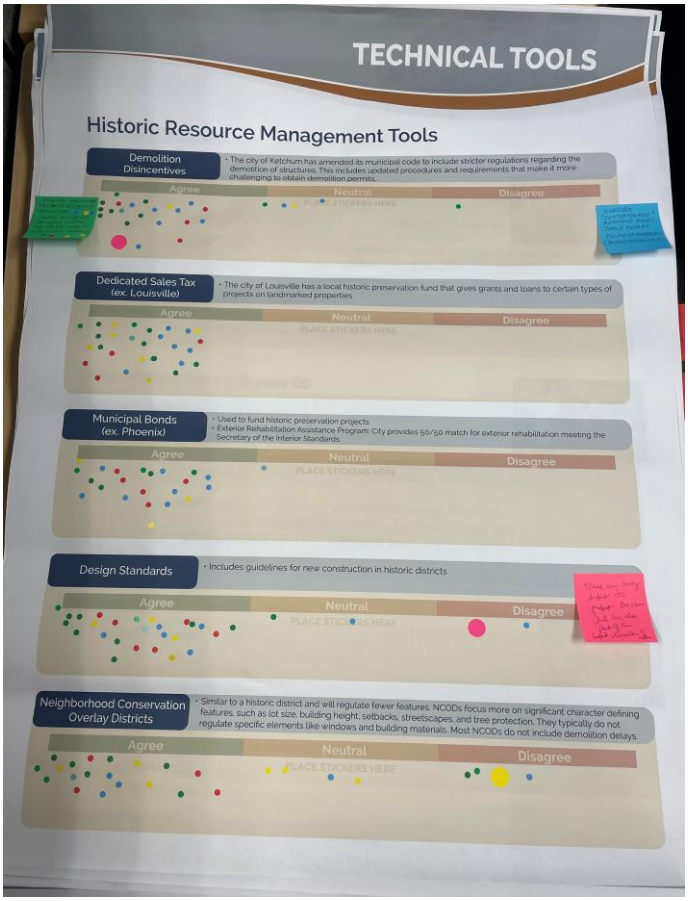
- The current system does not currently protect Golden's history.
- Historic preservation process hasn't been managed well and guidelines have been applied inconsistently.
- Give HPB authority to stop city approved plans that destroy historic structures.
- Create an architectural/design review committee.
- Paint resources that are representative of the time (ex. 25% off in Arizona).
- Recovery and reuse of building materials instead of demolition (ex. San Antonio model code).
- Relate district planning to City-wide incentives (ex. preservation/conservation districts in support of resource efficiency, material reuse/recovery, eliminating/minimizing waste and pollution).
- The whole government system should be involved in historic preservation, not only the HPB. The incentives need to come from all aspects of government and offer a consistent vision.
- Collaborate with State/Denver historic organizations.

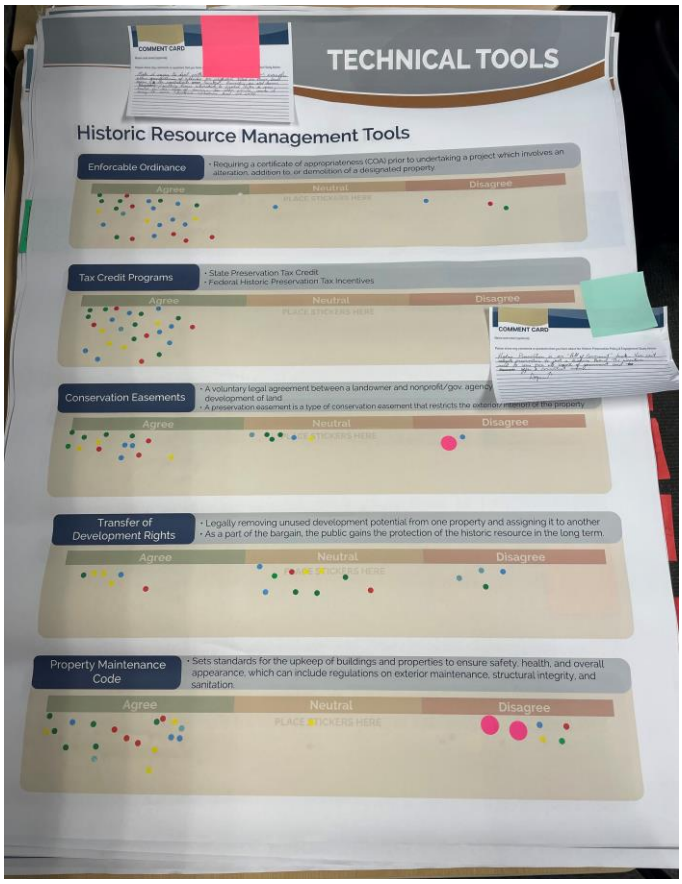
WHAT ARE THE TECHNICAL TOOLS THAT GOLDEN COULD CONSIDER?

At the open house, attendees shared a range of perspectives on balancing historic preservation with individual property rights. Many felt that while the HPB should have decision-making authority, participation in preservation efforts should avoid undue financial or regulatory burdens. Participants also emphasized maintaining the community's scale and character through existing form-based codes, limiting demolitions and short-term rentals, and implementing penalties for unauthorized demolition. Some suggested incorporating tree and habitat replacement policies to complement preservation efforts.

Policies and Regulation Suggestions by Community Members –

- Increase demolition options.
- HPB should have authority to make decisions.
- Policies should not put financial burden on homeowners.
- Participation in historic preservation should be left up to the homeowner if they want to preserve a historic aspect of their property.
- Expensive cost of compliance with regulations will limit improvements.
- Preservation of historical property rights: there should be tools available for property owners to preserve their property's character, but only if they want to preserve their property. The community should advise property owners, but owners should not be required to get consent.
- Limit short-term rentals.
- Form-based codes that maintain scale and character rather than only style.
- Regulations for tree/habitat replacement when existing trees are removed.
- Limit demolitions.





COMMUNITY MEMBER OPEN ENDED COMMENTS

- Interest in time periods of structures.
- Less policy, but more education, outreach, and resources for homeowners.
- The current historic districts are a result of personal responsibility, not the HPB.
- Preserve oral history and storytelling.
- Students get school credit for preservation of oral history - create a report.
- Involve the educational system in oral history preservation.
- Include plaque describing year built and info on role in Golden/previous owners.
- Shorter and/or more engaging ways to highlight Golden's history.
- More education about value and incentives.

Historic Districts Comments –

- Small, modest homes that are not as distinctive are also key to preserving historic character.
- New construction in historic neighborhoods has not honored Golden's history, and does not fit with surrounding context, including large garages.
- The number of "non-contributing structures" nullifies the concept of a true historic district. There are historic structures dispersed in an area, but no cohesive "district".
- Sense of community is disappearing with new construction, and short-term rentals.

Design Comments –

- Allow use of metal as a material as it is commonly used in fire-prone areas.
- Encourage replication of old mining buildings and other styles that look historic.
- Maintain authenticity of visible facades.
- Preserve specific styles of houses (ex. Victorian, Craftsman) and new construction should mimic these styles.
- Limit short-term rentals.
- 2-story ADUs (built over garage) are too tall with 2 stories.
- Criteria checklist for design, as current system is undefined.
- Allow the use of modern materials, but emphasize form more than style.



OPEN HOUSE 2

The following section represents a summary of the comments and community ideas given at the second Open House on September 23rd.

OPEN HOUSE 2: PRESERVATION TOOLS AND INCENTIVES

At the Open House, attendees reviewed a series of boards that explained the following tools and gave practical examples of how they could be applied in Golden. The boards also had draft recommendations from the report for the community to review and provide comments on. The open house also contained boards explaining the current historic preservation program to provide context, why the study was taking place and updates from the previous open house to show how feedback was incorporated from the last round of outreach.

Note: Not all participants participated in the voting activities. Total attendees totaled approximately 40 individuals.

System of Survey, Resurvey and Evaluation of Historic Resources:

Recommendation for criteria

- Is the structure contributing to the historic district?
- Would loss or alteration adversely affect the historic integrity of the structure?
- Are the key character defining features of the original historic structure being preserved?
- Require review and approval by the HPB with appeal to City Council.
- Include enforcement provisions and fines for non-compliance.

Survey Community Responses



12 votes in support



0 votes against

Community comments included:

- Golden should get ahead of development and developers who don't have Golden's best interests in mind.
- Want to see an application process involved.
- More frequent survey updates are needed as the community culture, trends, housing needs, and more change with time.
- Loss of architecturally interesting buildings by accident need to be taken into consideration.

Implementation and Participation in the State and Federal Tax Credit Programs

Explanatory Board Text: What is it?

The state tax credit offers 20-35% on eligible historic preservation costs, depending on location, with a maximum return of $50,000. Projects must follow the *Secretary of the Interior's Standards for Rehabilitation*. This credit applies to both income-producing and owner-occupied properties that are locally designated.

Recommendation:

- Golden should create resources that help community members apply for the tax credit.
- The City should provide additional staff support so that interested community members could have step by step support in submitting the applications.

Community Responses



12 votes in support



1 votes against

Community comments included:

- When we restored our historic home, we knew tax incentives were available but had no bandwidth to navigate the process.

Dedicated Sales Tax or Local Funding Program:

Explanatory Board Text: What is it?

A financing tool that is to be exclusively spent on historic preservation purposes within the City for a dedicated amount of time. This could be set up as a sales tax or other capital funding source.

Recommendations

- The City should consider a trial program to test out a dedicated fund for preservation projects.
- Determine the quality and quantity of funding applications to determine the viability of the sales tax in the future.

Community Responses



13 votes in support



0 votes against

Community comments included:

- Consider using some of the lodging tax for this.
- Consider a cash-in lieu option that functions like a TDR.
- Helping to preserve a historic home preserves history for all future generations.
- Would like to see incentives retroactive for the current owners of historic homes
- As a couple who spent a lot of money on restoring a historic home, we would have loved financial incentives.
- Maybe target costs like dealing with typical historic home issues like lead, asbestos and mold abatement with this funding.

Neighborhood Conservation Overlay Districts

Explanatory Board Text: What is it?

A zoning tool that lays over the underlying zoning to focus on preserving the overall character of a neighborhood by setting standards for significant aspects like architectural styles or forms, specific streetscape treatments, and/or standards to preserve or enhance certain landscape features (historic or otherwise).

Recommendations for criteria

- Require certain roof forms or other architectural features such as front porches or bay windows that are characteristic of and maintain the neighborhood's character.
- Require specific architectural styles to protect the existing scale and rhythm of the preservation area.
- Develop standards to require specific building materials indicative of the architectural style of the preservation area.
- Implement standards for protecting mature trees and historic landscaping on private lots.

NCOD Community Responses



9 votes in support



2 votes against

Community comments included:

- Great tool for preventing box infill.
- Preserving the character of a neighborhood is different than preserving historic structures.

Design Standards

Explanatory Board Text: What is it?

These are codified standards ensure that changes, redevelopment, and new buildings in historic areas that ensure the continued historic integrity of Golden's existing historic resources, while allowing for thoughtful development and alterations. They can cover materials, colors, design, and construction to keep new work compatible with the historic setting.

Recommendations for criteria

- Require the use of original or compatible materials when restoring or maintaining existing buildings.
- Maintain key architectural features (roofs, windows, doors, etc.) that define the character of buildings.
- Specify that additions should not overwhelm the original building instead it can introduce modern materials or styles.
- Require that infill development incorporate materials and colors that complement historic structures but allow for modern interpretations.

Design Standards Community Responses



9 votes in support



0 votes against

Community comments included:

- Would like to see less farmhouse and less box stucco style buildings with black and white elements.
- Consider a two track option: one would follow design standards bypassing HPB review and the second would go before HPB and allow them to make judgement on a more nuanced response.
- This is an important tool that will hopefully encourage and inspire owners to use compatible design elements.
- I like the ability for small projects to bypass the HPB process.

Enforcable Alteration and Demolition Standards

Explanatory Board Text: What is it?

A regulatory tool that ensures any project involving the alteration, addition to, or demolition of a property that has been officially designated as historic or in a historic district must first obtain a Certificate of Appropriateness (COA) that would verify compatibility with the established standards for preserving the integrity of the property.

Recommendations for criteria:

- Is the structure contributing to the historic district?
- Would loss or alteration adversely affect the historic integrity of the structure?
- Are the key character defining features of the original historic structure being preserved?
- Require review and approval by the Historic Preservation Board with appeal to City Council
- Include enforcement provisions and fines for non-compliance.

Demo Community Responses



9 votes in support



3 votes against

Community comments included:

- Golden residents shouldn't have to comply with standards set by other cities.
- We have lost many precious historic structures, let's stop that trend. There has been too many scrape offs for large box modern homes. (x3)
- Would like to see an appeals process included.
- Avoid demolition of historic properties as much as possible. (x2)
- Would like to see an option for complete demolition with no intent to rebuild.

HOW COULD THE HISTORIC PRESERVATION PROGRAM ENHANCE ITS PUBLIC ENGAGEMENT EFFORTS?

Residents shared their top priorities for public engagement enhancements at the second open house. They expressed interest in the following tools to help educate and engage community members as a way to supplement regulatory and incentive tools for the program.

1



Access to technical services or personnel such as an architect or structural engineer to help navigate the process.

2



Creation of a vision document that is a consolidation of community values and visual preferences in a dedicated document.

3



Property owner guides of videos that provide step by step processes for how to apply for preservation status, tax credits and grants.

4



Historic preservation handbook that describes the process in plain languge.

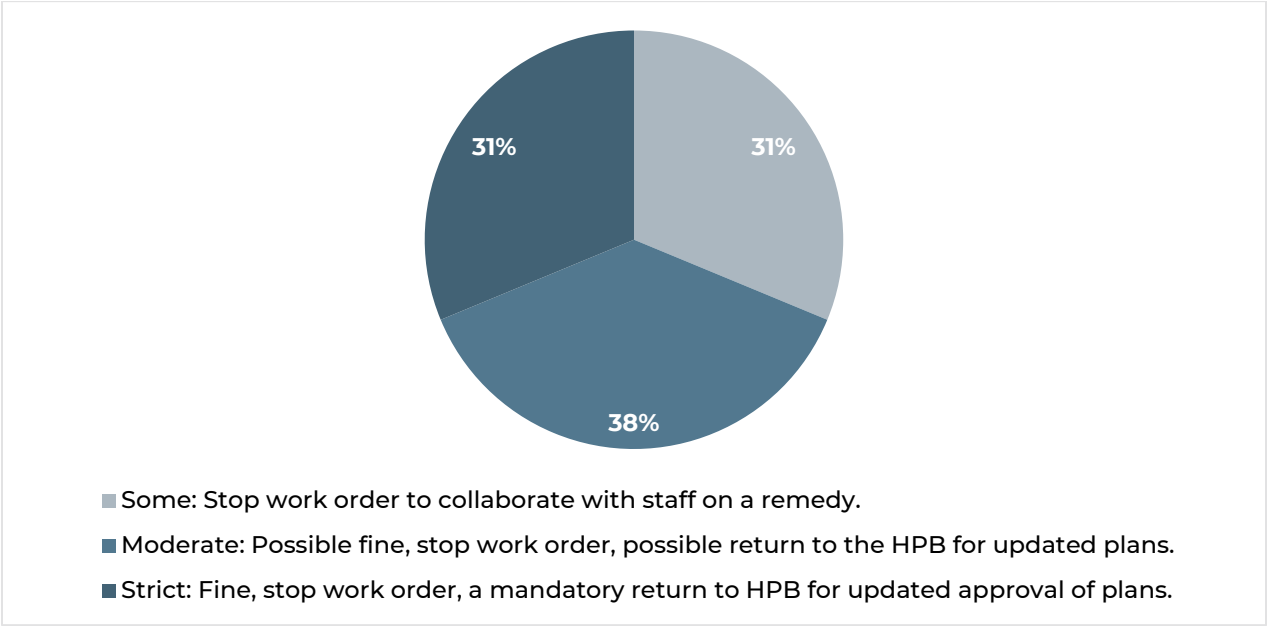


Questionnaire 1

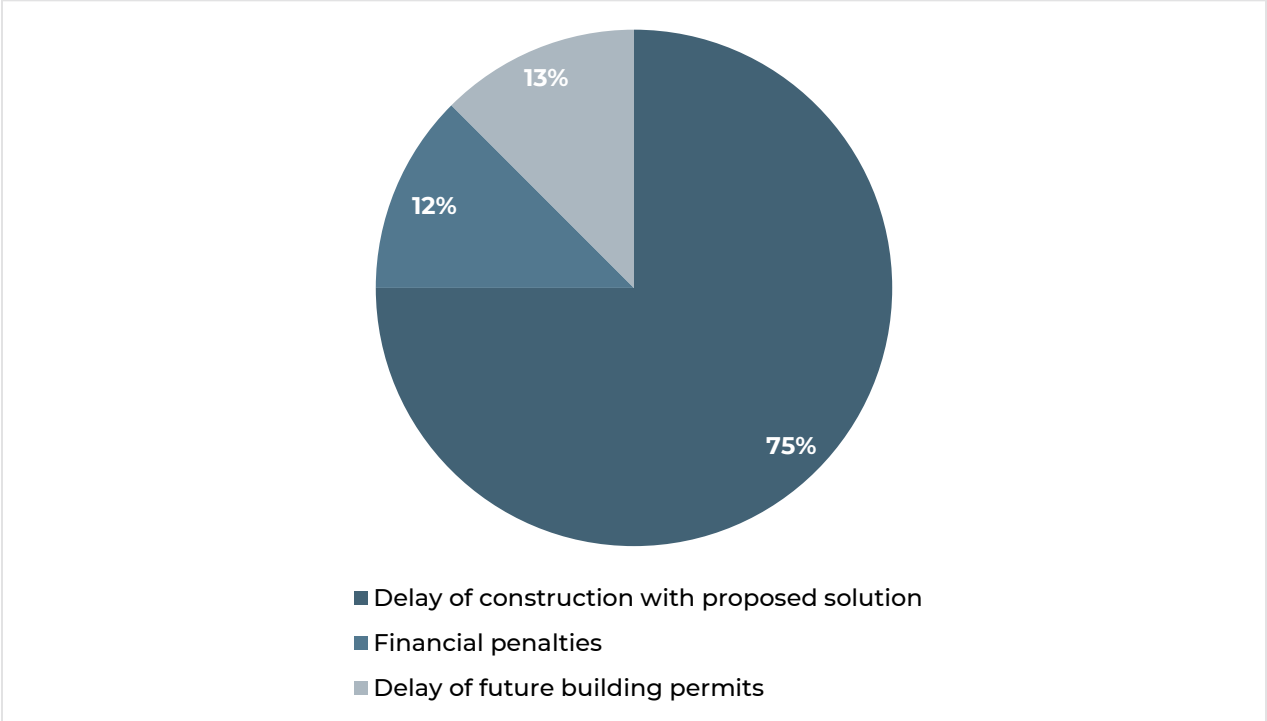


The following section represents a summary of the responses from the Questionnaire.

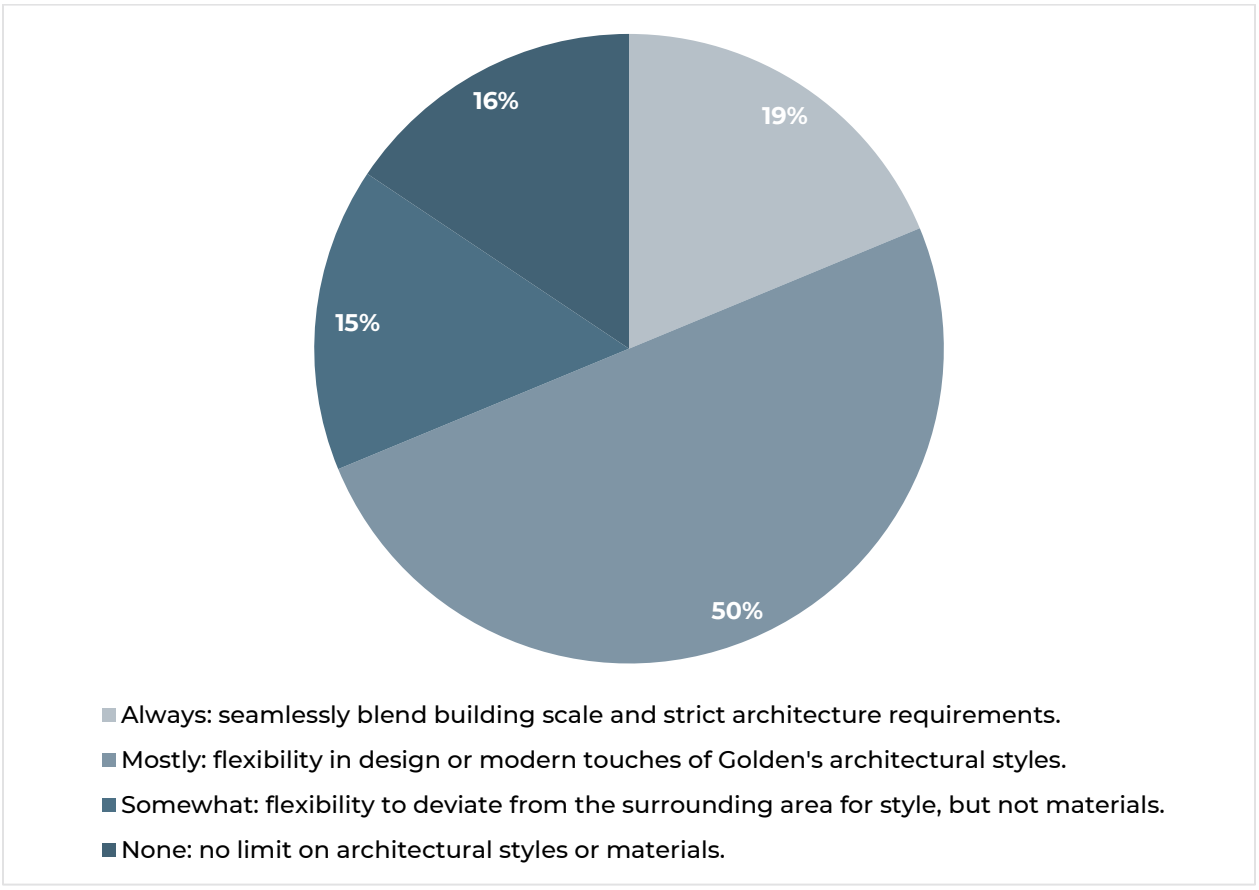
Question 1: How much City enforcement would you like for unapproved construction or demolition of a historic structure?



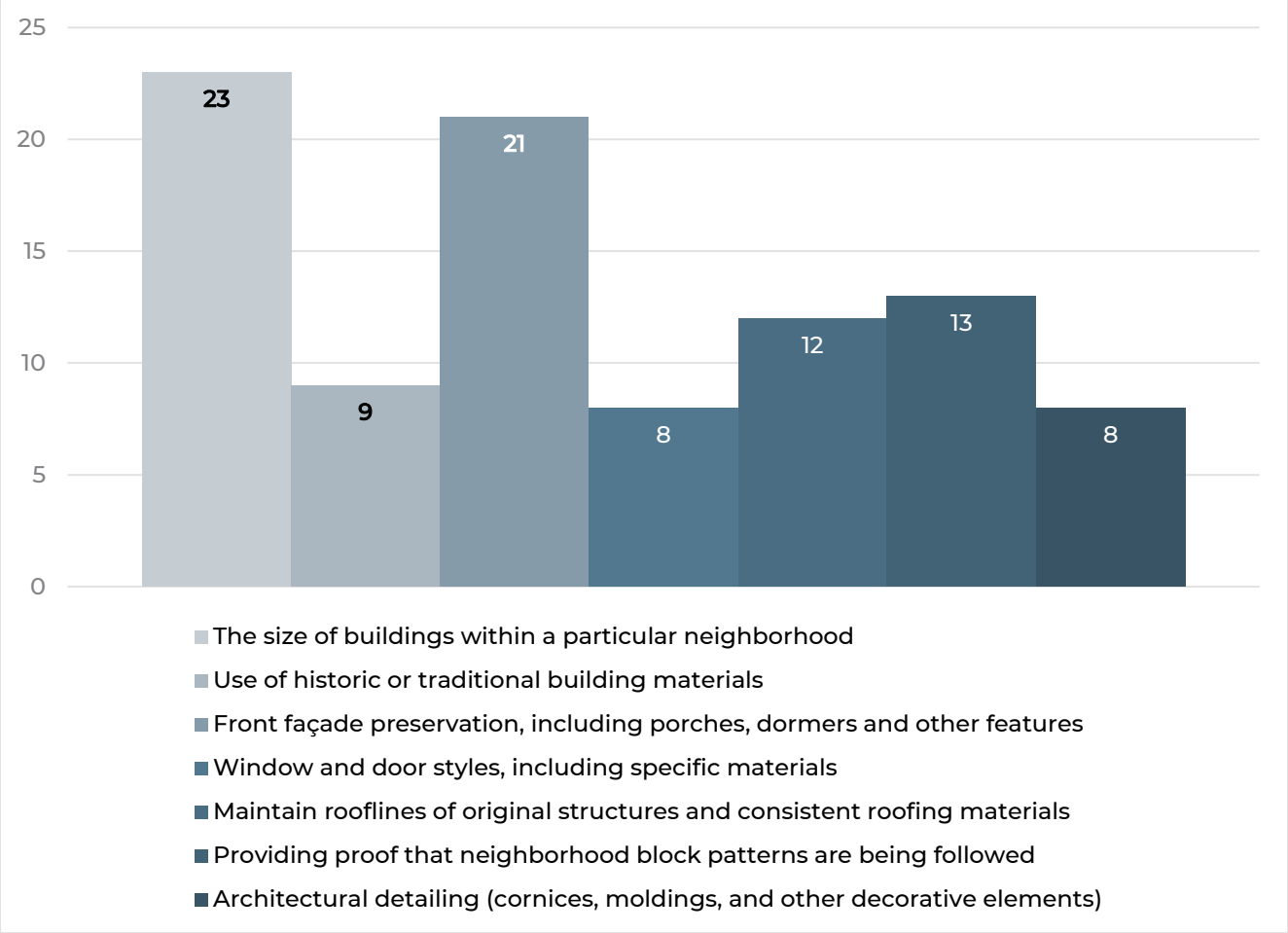
Question 2: What type of enforcement would work best in Golden to discourage demolishing or making unapproved changes to historic buildings?



Question 3: To what extent do you believe alterations to historic buildings (residential and commercial) or new constructions should align with the surrounding area's neighborhood context?



Question 4: Which is the most important architectural elements on historic buildings should be elevated from design guidelines (voluntary) to design standards (enforceable by code), resulting in an extra layer of review over the existing form-based zoning code?



Question 5: How much authority would you like the Historic Preservation Board to have to enforce rules within the historic preservation program?

